



CHARMING APARTMENT WITH A TERRACE IN A QUIET LOCATION

Šišan, Ližnjan

255,000 €
3,542 €/m²



Ližnjan is a charming Istrian municipality located in the very south of Istria, known for its untouched nature, crystal clear sea and relaxed lifestyle. Nearby are beautiful beaches, promenades and cycling paths, while Pula and Medulin are only a few minutes' drive away. Ližnjan is an ideal choice for a quiet family life, but also as an attractive holiday destination and tourist rental.

In a quiet part of Šišan, this extremely pleasant apartment with a total area of 72 m² is located, located on the ground floor of a small residential building with only three residential



units. The apartment is neatly divided into floors, fully furnished and was mostly renovated in 2025, with special attention paid to the quality of materials and functionality of the space.

The apartment consists of an entrance hall that leads to two comfortable and fully furnished bedrooms. The floors in the rooms are covered with high-quality vinyl, which gives the space a modern and elegant look.

The bathroom has been completely renovated and decorated in a contemporary style. It is equipped with a large window that allows for plenty of natural light and excellent ventilation. The bathroom has a walk-in shower.

Below is a spacious kitchen and dining area. The kitchen is custom-made and designed down to the smallest detail so that every corner is used to the maximum. Functional, modern and aesthetically very attractive, it represents the heart of this home.

The living room is comfortable and fully furnished, ideal for everyday life and relaxation. From the living room you can access an additional room of approximately 4 m², which currently serves as a practical storage room.

The floors in the living area are covered with laminate, while all exterior joinery is PVC in white.

A special value to the property is given by a spacious and intimate terrace of approximately 25 m². The terrace is hidden from view and noise, and at the same time sunny in the morning hours and extremely pleasant to stay on. It has a space for an outdoor kitchen, a socializing area and direct access to the parking space.

The apartment is located in a great location, just less than 3 km from beautiful natural beaches and crystal clear sea.

This property is an ideal choice for a comfortable family life, vacation or as an excellent investment for tourist rental.

Proper ownership and condominium. Ready to move in without additional investment.

FOR ALL ADDITIONAL INFORMATION AND VIEWING, FEEL FREE TO CONTACT ME;

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Summary

LOCATION	Šišan, Ližnjan	PROPERTY ID	3335
PRICE	255,000 €	TYPE	Flat
FLAT TYPE	Three rooms	AREA	72 m ²



YEAR BUILT	2006.	YEAR RENOVATED	2025.
ORIENTATION	-	NUMBER OF FLOORS	-
ROOMS	3	BEDROOMS	2
BATHROOMS	1	TOILETS	-
DISTANCE FROM SEA	-	DISTANCE FROM CENTER	-
GARDEN AREA	-	PARKING SPACES	-
POOL	-	VIEW AT	Greenery
ACCESS ROAD	-	JOINED ROOMS	-
CEILING HEIGHT	-	ELEVATOR	-
HEATING	Air conditioning, Floor heating	JOINERY	PVC
WALLS MATERIAL	Brick	WALLS CONDITION	-
TILES	-	PARQUET	Very good, Laminate
FACADE	Thermal insulation	ROOF	-
INTERNAL STAIRS	-	EXTERNAL STAIRS	-
OWNERSHIP TYPE	Orderly	CERTIFICATE OF OWNERSHIP	Yes
USAGE PERMIT	Yes	ENERGY CERTIFICATE	-



Extra features

- Terrace

Infrastructure

- Electricity
- Water
- Phone line
- Optical internet

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